

Meeting Notice
City of Warwick
Planning Board

Date: Monday, August 20, 2012

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Public Informational Meeting

Major Subdivision

Julian Road-Master Plan

Location: 103 Florin Street, 21 & 31 Bunting Road, & Julian Road

Applicant: Kenneth Edward & Sandra Lee Olson

Michael C. Carreiro & Jennie A. McDowell

Paul & Elena Gallucci

Assessor's Plat: 340

Assessor's Lot(s): 291, 666, & 667

Zoning District: A-7 & A-10 Residential

Land Area: 4.80 acres

Surveyor: DiPrete Engineering

Ward: 3

The applicant is requesting a Master Plan Approval of a Major Subdivision. The applicant is proposes to subdivide (3) three lots to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1, “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. That the subject property is located at 103 Florin Street, 21 & 31 Bunting Road, and Julian Road and is identified as Assessor’s Plat: 340, Assessor’s Lots: 291, 666, & 667.

2. That the subject property consists of three (3) tax assessor’s lots totaling 4.80 acres and is currently zoned Residential A-7, lots fronting on Florin Street; and Residential A-10, lots fronting on the Julian Road extension; and Bunting Road.

3. That the applicant proposes to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.

4. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.

5. That the A-10 Residential Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.

6. That the subdivision as proposed is in compliance with the standards and provisions of the City's Zoning Ordinance.

7. That Assessor's Plat: 340; Assessor's Lots: 666 and 667 have encroachments on Assessor's Plat 340: Assessor's Lot: 291.

8. That the encroachment by Assessor's Plat 340: Assessor's Lot: 667 may have impacted land under the jurisdiction of the Rhode Island Department of Environmental Management Office of Water Resources-Wetlands Division. (RIDEM-Wetland)

9. That the underground drainage as shown may not be sufficient for the project and the redesign may result in the loss of (1) one new lot for development.

10. That the property has outstanding sewer assessments and shall be assessed at the 1977 assessment rate.

11. That the property will have access to public water and sewer.

12. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

13. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant a Master Plan Approval, with the following stipulations:

1. That a Stormwater Management Plan, including but not limited to, a Drainage Plan and Calculations, shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the

development, with no run-off into the Wetland, unless approved by RIDEM-Wetland, which shall be submitted as part of the Preliminary application.

2. That the impact on the abutting Freshwater Wetland, if any, by the encroachment of Assessor's Plat: 340, Assessor's Lot: 667; shall be resolved prior to Preliminary Approval, as gained by an approval from RIDEM-Wetlands.

3. That the Preliminary Plan shall correct the Dimensional Regulations Data Table for the A-7 Zoning Requirement, specifically the minimum rear yard setback shall be changed from 15' to 20'.

4. That the Preliminary Plan shall remove the wording "Open Space" from Record Lot 10 and add the word "Drainage".

5. That the Preliminary Plan shall include a Plat Name.

6. That the Applicant shall coordinate with the City of Warwick Water Division for the extension of the (8) eight inch water line on Julian Road.

7. That the Water Service shall be a minimum of (1) one inch and shall comply with the Building Code requirements.

8. That the Applicant shall coordinate with the City of Warwick Sewer

Authority for the connection to the City's Sewer System and the Applicant's Engineer shall verify the invert elevations and the Preliminary plan shall show sewer alignment and profile.

9. That the project shall be subject to an inspection fee of \$150.00 per 100 feet of pipe installed.

10. That the project shall be subject to Inflow-Infiltration Regulations.

11. That the Preliminary Plan shall show an adequate number of fire hydrants spaced 300 feet apart and providing a minimum of 1000 GPM.

12. That the Applicant shall receive all necessary State and Local Permits, prior to Preliminary Approval, including but not limited to, RIDEM-Wetlands.

13. That the Applicant's Licensed Landscape Architect shall coordinate with the City of Warwick Landscape Project Coordinator, prior to the development of the landscape plan, which shall include, but not be limited to, identification of valuable trees, tree preservation and protection, and preservation of existing trees and vegetation within the 100 foot Riverbank Wetland.

Public Informational Meeting

Major Land Development Project

305 Centerville Road

Office Building

Applicant: Shoreline Properties, Inc.

Location: 305 Centerville Road and Orchard Avenue

Assessor's Plat: 247

Lot(s): 031

Zoning District: A-10 Residential

Proposed Zone: Office

Land Area: 23,337 square feet

Number of lots: 1

Engineer: Jeffrey J. Campopiano PE

Ward: 09 (formerly Ward 08)

The Applicant is requesting Master Plan approval of a Major Land Development Project and to convert a single family dwelling into professional office space. The proposal includes retaining the existing building and constructing a 1300sf +/- addition. The applicant is also requesting a recommendation for a zone change from Residential A-10 to Office, with relief for less than required front yard setback, less than required setback from an abutting residential district, and less than required wetlands setback.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring City Council approval for a zone change from Residential A-10 to Office, with relief for less than required front setback, less than required setback from an abutting residential district, and less than required wetlands setback.**
- 3. That the subject property is located on the northerly side of Centerville Road and the Westerly side of Orchard Avenue and is identified as Assessor’s Plat: 247, Assessor’s Lot: 031, and consists of approximately 23, 337 square feet.**
- 4. That in December of 1997, the Warwick City Council approved PCO-30-97 amending the City’s Comprehensive Plan to allow for the establishment of office use zoning designation in the area on the north side of Centerville Road, from the intersection of Toll Gate Road to the Route 95 Interchange.**
- 5. That 90 percent of the lots in this area (north side of Centerville Road) have been rezoned from Residential A-10 to Office.**

6. That the parcel abuts a residentially zoned lot, Assessor's Plat: 247, Assessor's Lot: 30 to the north, which is included in Comprehensive Plan Amendment, PCO-30-97.

7. That the paved driveway of Assessor's Plat: 247, Assessor's Lot: 30 encroaches on the subject parcel along the northerly property line.

8. That the existing building and the proposed addition are within the 50' wetlands buffer.

9. That there are existing historic stone walls on the subject parcel.

10. That in the 1700's, all the land from Apponaug west along Centerville was owned by the Greene family. It is likely that this building was constructed by Captain Samuel Greene, or his son Christopher Greene, circa 1722.

11. That there will be no significant negative environmental impacts from the proposed development.

12. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

13. That the proposed development has adequate access to a public street.

14. That the property does not have access to public sewer.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That the applicant shall receive approval from the City Council for a zone change from Residential A-10 to Office, with the requested relief.

2. That a Storm Water Management Plan shall be designed in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development.

3. That all necessary State Permits, including but not limited to, a Rhode Island Department of Environmental Management Onsite Wastewater Treatment System, RI DEM Wetlands and a RI Department of Transportation Physical Alteration Permit, must be obtained prior to Preliminary Approval.

4. That the applicant shall received approval from the Warwick

Historic District Commission for alterations to the existing stone walls and the applicant shall provide text for the historic signage for review and approval by the Warwick Historic District Commission, prior to Preliminary Approval.

5. That prior to Preliminary approval, the project engineer shall revise the parking area layout to provide for one main ingress/egress point onto Orchard Avenue through the proposed 30' stone wall opening. The existing driveway shall be reduced in size, relocated further away from the intersection of Centerville and Orchard and be designated for emergency access, only.

6. That the project engineer shall indicate the dumpster location on the Preliminary Plan, including screening.

7. That the Preliminary Plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.

8. That the proposal shall be limited to professional office use. No medical office use shall be allowed, without review and approval of a revised parking layout.

9. That the applicant shall receive approval from Kent County Water Authority, prior to obtaining a building permit.

10. That the Project Engineer shall meet with the Warwick Fire Marshall, prior to Preliminary Plan, to address minimum life safety requirements for the subject parcel.

Request for a Zone Change

Applicant: Shoreline Properties, Inc.

Location: 305 Centerville Road and Orchard Avenue

Assessor's Plat: 247

Assessor's Lot(s): 031

Zoning District: A-10 Residential

Proposed Zoning: Office, with relief for less than required front setback, less than required setback from an abutting residential district, and less than required wetlands setback.

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, as amended by the Warwick City Council, PCO-30-97, and the Goals and Policies Statement, the Implementation Program, the Land Use Element and the Economic Development Element, including, but now limited to the following:

- Encourage commercial and industrial development in Warwick that emphasizes business retention and expansion.**
- Ensure the retention and expansion of existing business in Warwick.**

- **The Land Use element of the Comprehensive Community Plan, Chapter 5, Section 6 recognizes Centerville Road as a heavily traveled artery which in recent years has undergone substantial office expansion, particularly in the area of the Route 95 Interchange.**

The Planning Department also finds the proposed zone change to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

A.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

E.) The availability and capacity of existing and planned public and/or private services and facilities.

F.) The need to shape and balance urban and suburban development.

103.10 Promote a high level of quality in design in the development of

private and public facilities.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zone change from A-10 to Office with relief for less than required front setback, less than required setback from an abutting residential district, and less than required wetlands setback, with the following stipulation:

1. That the proposal shall be limited to professional office use. No medical office use shall be allowed, without review and approval for revisions to parking area.

Request for a Zone Change

Recommendation

Applicant: Cellco Partnership d/b/a Verizon Wireless, and

The City of Warwick

Location: 99 Veterans Memorial Drive, Warwick Police Station

Assessor's Plat: 245

Assessor's Lot: 161

Zoning District: Office

Proposed Zoning: Office with a telecommunications tower, with relief

The applicants are requesting a recommendation to the City Council for approval for the installation of a new 190' telecommunications

tower to permit for the relocation of an existing Verizon telecommunications facility. This facility is currently located on the Apponaug water tank (Assessor's Plat 246, Assessor's Lot 298) which will be demolished and removed as part of the Apponaug Circulator Project, scheduled to begin in the spring of 2013.

The proposed tower will be located adjacent to the existing tower at the site of the Warwick Police Station and within the existing Public Safety complex. The three (3) carriers currently located on the existing tower will relocate to the new tower, which will allow for upgrades in equipment and improved service. When this relocation is complete, the existing tower will be demolished and only one tower with all the telecommunication carriers will remain.

The proposed telecommunications tower requires the following relief from the Zoning Ordinance, Section 505 "Telecommunications Facilities and Towers."

506 C-1 Location within two (2) miles of an existing facility

506 C-4i Location within 100 feet of a residential district

506 C-5 Exceed maximum tower height

506-C-6 Less than required landscape screening.

And, Section 504. "Freshwater Wetlands Regulations" Less than 50' setback from a freshwater wetland

Planning Department Findings

The Planning Department finds this proposal to be generally

consistent with Article 1 “Purposes and General Statements of the City’s Development Review Regulations, and

1) In compliance with the City’s Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program, the Economic Development Element and the Transportation Element, specifically including the recommendation to work with the Rhode Island Department of Transportation on the design and construction of the Apponaug Bypass.

2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring City Council approval to have a higher than allowed telecommunications tower within two (2) miles of an existing facility, within 100 feet of a residential district, and within 50’ of a wetlands edge, and with less than required landscape screening, in an Office Zoning District.

3) That there is an existing 178’ monopole telecommunications facility at the Warwick Police Station municipal site, Assessor’s Plat: 245, Assessor’s Lot: 161, authorized on April 21, 1998 by Zoning Board of Review Petition #7987, and that this tower is necessary to provide communications with police and emergency vehicles.

4) That the site is the location of an existing public safety complex, including the Warwick Police Station and Warwick Fire Department headquarters.

5) That Verizon Wireless is currently located on the Apponaug water tower (AP 246, AL 298) which must be demolished and removed as part of the Apponaug Circulator Project presently being undertaken by Rhode Island Department of Transportation, with construction slated to begin in the spring of 2013.

6) That an engineering study was conducted by the applicant (Cellco), which determined that the existing monopole at the Warwick Police Station site has significant structural issues and is not capable of accommodating an additional carrier and will soon be in need of replacement.

7) That Rhode Island Department of Transportation, in conjunction with Verizon, explored several options for relocation of the water tower telecommunication facility, and has concluded the subject property (AP 245, AL 161) is the best available option.

8) That the area surrounding the subject property consists of retail, banking and office type uses.

9) That there will be no significant negative environmental impacts from the proposed development.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's

Zoning Ordinance, as presented in Section 100, “Title and Purpose.”

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

B.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

G.) The availability and capacity of existing and planned public and/or private services and facilities.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment from Office, to Office with a telecommunications facility, with relief for a higher than allowed telecommunications tower within two (2) miles of an existing facility, within 100 feet of a residential district, within 50’ of a wetlands edge, and with less than required landscape screening, with the following stipulations:

1) That the applicant (Cellco) shall work with the Warwick Police Department on the location of Police Department communication

equipment on the proposed tower.

2) That prior to appearing before the Warwick City Council, the applicant (Cellco) shall be required to prepare a lease agreement. Said lease agreement shall be subject to approval by the Warwick City Council, and shall address, but not be limited to, the following:

a.) The applicant (Cellco) shall be responsible for the cost of both the construction of the new tower (and ancillary ground facility), as well as the demolition of the existing tower.

b.) A determination of the party or parties responsible for the costs associated with relocating the existing carriers from the existing tower to the proposed new tower, with the provision that the City shall bear no responsibility for any relocation costs.

c.) A schedule for the relocation of the telecommunications carriers from the existing tower to the proposed tower, including a schedule for the relocation of the Verizon equipment from the Apponaug Water Tower to the proposed tower.

d.) A date certain for demolition and removal of the existing tower.

e.) Any items necessary to provide for compliance with any and all relevant sections of Warwick Zoning Ordinance, Section 506, Telecommunications Facilities and Towers.

3) That prior to issuance of a building permit, the applicant (Cellco) shall have all necessary Federal, State and Local permits.

4) That the applicant (Cellco) shall submit a fee in lieu of landscaping to the City to be dedicated for landscape purposes, and to be calculated by the Landscape Project Coordinator, prior to the issuance of a Certificate of Occupancy.

5) That any additional expansion of this telecommunications facility shall require a Development Plan Review (DPR) to be approved by the Warwick Planning Board in Compliance with the City of Warwick Development Review Regulations.

Actions by the Administrative Officer

Administrative Subdivision

Name	Assessor's Plat:	Assessor's Lot/s
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Lemieux Burke Plat	333	91, 92, & 93
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RePlat of " The Crins Plat Oakland Beach	360	334 & 337
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The Koper Plat	201	165, 166, & 167
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Barbery Re-Subdivision Plat	357	228 & 229
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Warwick Station Development District

Discovery Group 1800 Post Road Roof Access Ladder (Permanent)